



M E M O R A N D U M

TO: Mayor and Council

FROM: Rolando Fernandez Jr., Capital Contracting Officer 

DATE: November 25, 2019

SUBJECT: Follow-up information related to Item 4 on the November 14, 2019 Council Meeting Agenda

During the November 14, 2019 Council Meeting, Council approved Item 4 authorizing negotiation and execution of a job order assignment with Jamail & Smith Construction, LP to work on the Castleman Bull House Exterior Restoration project. With the approval, Council communicated a prerequisite that staff provide follow-up information regarding the experience of the contractor and/or their subcontractors performing historic preservation work. This memo is responsive to Council's request for information.

On November 18, 2019, City staff met with Jamail & Smith Construction, LP and Limbacher & Godfrey Architects (Project Consultant) to review the project proposal and the experience needed to perform the historic preservation work. The Public Works Department has assigned staff with the most experience in restoration projects to oversee construction. Staff selected Limbacher & Godfrey Architects <http://limbacher-godfrey.com> as the Project Consultant given their extensive architecture experience in historic preservation. Jamail & Smith Construction has assembled a construction team with demonstrated experience in historic preservation. Two subcontractors with historical preservation experience that will be utilized extensively on this project are Red River Restorations and Ash Masonry Masterworks, Inc. Historic preservation work will be performed on windows, doors, porch, and trim. In addition,

Red River Restorations, <http://www.redriverrestorations.com>, is a Charter Member of the Window Preservation Alliance and will be performing window and trim work on the project. Red River Restorations provided fifteen successful projects from the last ten years that substantiate their expertise performing historical preservation work on

historic houses and other buildings in Austin and the surrounding area. Below are those projects with similar scopes of work to that of the Castleman Bull House's scope of work that will be performed by Red River Restorations.

- The Alamo (Windows and Doors)
- LBJ Texas White House at LBJ Ranch (Windows)
- Comal County Courthouse (Windows and Doors)
- Live Oak County Courthouse (Windows)
- Grimes County Courthouse (Windows)
- Coryell County Courthouse (Windows and Doors)
- Hays County Courthouse (Windows)
- Blanco County Courthouse (Windows) – Starting in December 2019
- Capital Building Complex (Windows)
- O. Henry Hall - Downtown Austin, TX (Windows)
- Pemberton Castle, Austin, TX (Windows and Doors)
- O. Henry Museum, Austin, TX (Doors)
- The French Legation Austin, TX (Doors and Shutters)
- Camp Mabry, Austin, TX (Windows)
- St John's Seminary, San Antonio, TX (Windows and Doors)

Ash Masonry Masterworks, Inc., <https://ashmasonry.com>, is a Historic Landmark Commission approved contractor to perform historic preservation work in Austin and will be performing masonry and limestone veneer work on the project. Ash Masonry provided a list of projects dating back to 2000 and below are several projects of similar scope performed in 2019.

- Camp Mabry Military Base, Austin TX – Rebuild historic stone retaining walls.
- McCoy's Building Supply, San Marcos, TX – Rebuild stone columns.
- Sump Historic Residence, Fayetteville, TX – Restoration of brick, cast stone, and tile.
- Travis County Probate Courthouse, Austin, TX – Limestone matching and repair.
- O. Henry Hall, Austin, TX – Restoration of exterior masonry.
- Mayfield Park, Austin, TX – Restoration of stone arch.

In summary, Limbacher & Godfrey Architects and Jamail & Smith and their subcontractors have the historic preservation experience needed to perform the work.

Please let me know if you have any questions.

cc: Spencer Cronk, City Manager
Nuria Rivera-Vandermyde, Deputy City Manager
Elaine Hart, Chief Financial Officer
Richard Mendoza, Director, Public Works Department
Mark Tester, Director, Convention Center
Cynthia Gonzales, Deputy Officer, Capital Contracting Office